

IMPACT STATEMENT
FOR
GOLDFIELD RANCH FIRE DISTRICT
June 6, 2006

Pursuant to A.R.S. § 48-261, the undersigned submits and encloses the following as a Fire District Impact Statement for the creation of a new fire district to be known as the Goldfield Ranch Fire District.

1. **Description of Boundaries.** The fire district will consist of all of the land within the Goldfield Ranch subdivision, Phases I through V, which is legally described according to maps recorded at the Maricopa County Recorder's Office, as follows:

Goldfield Ranch Phase I	Book 188 of Maps,	page 24	recorded 3/9/77
Goldfield Ranch Phase II	Book 192 of Maps	page 18	recorded 8/18/77
Goldfield Ranch Phase III	Book 195 of Maps	page 23	recorded 12/30/77
Goldfield Ranch Phase IV	Book 195 of Maps	page 24	recorded 12/30/77
Goldfield Ranch Phase V	Book 197 of Maps	page 39	recorded 3/22/78

Attached as Exhibit A is a legal description of the boundaries of the proposed fire district, and attached as Exhibit B is a detailed, accurate map of the area to be included in the proposed fire district.

2. **Estimated Assessed Valuations.** The estimated 2006 (tax year) assessed valuation for the area within the proposed fire district, as provided by the office of the Maricopa County Assessor on May 18, 2006, is Thirteen Million Seven Hundred Ninety Thousand Five Hundred Ninety Nine dollars (\$13,790,599).

3. **Estimate of Change in Property Tax Liability.** The estimated change in property tax liability of the proposed fire district is estimated to be approximately \$0.75 per \$100 assessed valuation, based on the assessed valuations for the 2006 tax year. The new fire district proposes to set the tax rate for the District, pursuant to the guidelines in A.R.S. § 48-807, in an amount to support a total annual budget of approximately \$120,000. Approximately \$20,000 of that budget will be provided by the County Fire District Assistance Tax pursuant to A.R.S. § 48-807(A). The remainder of approximately \$100,000 will be funded by the District's tax rate, which would require a tax rate of \$0.7251 per \$100 of assessed value. The final tax rate will be based on the budget that is submitted by the District Board and the assessed valuations in effect at that time. The rate is expected to decline significantly in subsequent years as the development of currently undeveloped property increases the assessed valuation of the property within the proposed District, and the County Assessor's proposed assessed valuations for 2007 are already substantially greater than for 2006.

Example of Estimated Change in Property Tax Liability: A house in the Goldfield Ranch Fire District having a \$1,000,000 Full Cash Value, and an assessed value of \$100,000, at proposed secondary tax rate of \$0.75 per \$100 of assessed valuation would have an estimated increased tax liability of \$750 after creation of the District, based on the 2006 tax year assessed values.

4. **Benefits Likely to Result from the Proposed Goldfield Ranch Fire District:**

- a. Creation of the fire district will guarantee fire and medical services to an unincorporated area of Maricopa County – Goldfield Ranch – that currently has no such guaranteed services.
- b. A neighboring fire district with whom the Goldfield Ranch Fire District contracts for fire services will be able to call upon numerous other agencies and equipment, including aircraft and helicopters, to suppress grass fires and wildfires that have recently plagued the region and threaten both the developed and undeveloped portions of Goldfield Ranch.
- c. Reducing the present dangers of inadequate fire protection and emergency health services will stabilize and increase property values and decrease homeowners' insurance rates.
- d. Directors of the new District who will establish the District's budget will be accountable to the taxpayers via the ballot box.
- e. The new District will receive Fire District Assistance Tax of approximately 16% of its budget, up to a maximum of \$300,000, to help defray the cost to taxpayers. This money is available only to fire districts.
- f. The new district will receive State Fire Marshall Pension Fund monies to help defray costs to taxpayers. This money is available only to fire districts.
- g. Owners of undeveloped land will pay for the taxes to support the District along with homeowners who reside within the District.

5. **Injuries Likely to Result from the Proposed Goldfield Ranch Fire District**

Money to support fire and emergency health services must be raised through the imposition of a secondary property tax in the approximate amount of \$0.75 per \$100 of assessed valuation, to be levied on all of the property within the new District.

6. Proposed Members of the Organizing Board of Directors:

Mr. Tom Parsons
12328 N. Sin Vacas Trail
Ft. McDowell, AZ 85261
Airline Pilot/ Director, Goldfield Ranch Homeowners' Association

Mr. Joe Sedlmayer
22027 Larkspur
Ft. McDowell, AZ 85264
Airline Pilot/ Director, Goldfield Ranch Homeowners' Association

Mr. Bob Waldo
11825 Burntwater Rd.
Ft. McDowell, AZ 85264
General Contractor/ Director, Goldfield Ranch Homeowners' Association

7. Scope of Services to Be Provided in First Five Years

The proposed Goldfield Ranch Fire District proposes to contract with a neighboring fire department to provide fire and emergency medical services to Goldfield Ranch. Consequently the proposed Goldfield Ranch Fire District estimates that it will have no or minimal capital expenditures during its first five years of operation except perhaps for purchase of a used fire truck, a water pump and a defibrillator of a total cost less than \$10,000. The proposed Goldfield Ranch Fire District estimates that it will have no employees during its first five years of operation and that its total personnel will consist only of independent contractors engaged on an hourly or per-job basis for tasks such as preparing financial statements or negotiating and consulting on the contract(s) with a neighboring fire district. The proposed Goldfield Ranch Fire District estimates that the initial enhancements to service will consist of fire services and emergency medical services where none presently exists, and thereafter the enhancements to services will consist of those provided by the contracting neighboring fire district.

Dated this 6th day of June, 2006.

Randolph J. Haines
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Ft. McDowell, AZ 85264
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EXHIBIT A

Sectional Description of Goldfield Ranch Subdivision Fire District

That part of Section 9, Township 3 North, Range 7 East, Gila and Salt River Base and Meridian, lying East of the Fort McDowell Yavapai Nation Boundary;

Section 10, Township 3 North, Range 7 East, Gila and Salt River Base and Meridian;

Section 11, Township 3 North, Range 7 East, Gila and Salt River Base and Meridian;

That part of Section 12, Township 3 North, Range 7 East, Gila and Salt River Base and Meridian, lying South of the Tonto National Forest;

That part of Section 13, Township 3 North, Range 7 East, Gila and Salt River Base and Meridian, lying West of the Tonto National Forest;

Section 14, Township 3 North, Range 7 East, Gila and Salt River Base and Meridian;

Section 15, Township 3 North, Range 7 East, Gila and Salt River Base and Meridian;

Section 22, Township 3 North, Range 7 East, Gila and Salt River Base and Meridian, except the West ½ of the West ½ of said Section 22 (which was patented to the Fort McDowell Mohave-Apache Community by the patent recorded at document #00-0772416);

Section 23, Township 3 North, Range 7 East, Gila and Salt River Base and Meridian;

That part of Section 24, Township 3 North, Range 7 East, Gila and Salt River Base and Meridian, lying West of the Tonto National Forest; and

That part of Section 27, Township 3 North, Range 7 East, Gila and Salt River Base and Meridian, lying North of the Tonto National Forest and except Lots 2, 3 and 5 of said Section 27 (which were patented to the Fort McDowell Mohave-Apache Community by the patent recorded at document #00-0772416).

Excepting from the above, those portions of Sections 13, 22, 23, 24 and 27 lying within Arizona State Highway 87.